

MINUTES
SPECIAL MEETING

City Council of the Town of Colma
City Hall, 1198 El Camino Real
Colma, CA 94014

November 5, 2003 – 7:30 p.m.

CALL TO ORDER – Mayor Vallerga called the Special Meeting of the City Council for the Town of Colma to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present - Mayor Frossanna Vallerga, Mayor Pro Tem Ronald Maldonado and Council members Helen Fisicaro, Philip Lum and Joseph Silva.

Staff Present - City Manager Herb Moniz, Assistant City Manager Diane McGrath, Acting Chief of Police Robert Lotti, City Attorney Roger Peters, City Engineer Rick Mao, City Planner Malcolm Carpenter and Recording Clerk Eileen Wilkerson

Also Present – City Treasurer Rae Gonzales and Deputy City Planner Andrea Ouse.

PUBLIC COMMENTS

Mayor Vallerga announced that since this is a special meeting, public comments are not taken on non-agenda items.

The Honorable Marta Bookbinder, Board Member for Jefferson School District during the past twelve years, thanked the Town for their support of the school district and bid them farewell.

Public comments closed.

PRESENTATIONS AND PROCLAMATIONS

1. Presentation by Nick Paras, Athletic Director, Jefferson High School District, regarding Athletics Fundraising Campaign

Council member Lum requested that this item be placed on the next agenda for action.

2. Anticipated presentation of Academy Certificate, *certificate to be mailed*

CONSENT CALENDAR

3. Accept Minutes of October 8, 2003 Regular City Council Meeting
4. Approve Warrants List for October 1-31, 2003
5. Motion to Adopt Resolution 2003-56 Lease Agreement with CSG Consultants, Inc. for Premises at 1188 El Camino Real
6. Motion to Adopt Resolution 2003-57 Lease Agreement with Malcolm Carpenter Associate for the Premises at 1190 El Camino Real
7. Motion to Adopt Resolution 2003-58 Appropriating Monies for the Supplemental Law Enforcement Services Fund (SLESF)
8. Motion to Adopt Resolution 2003-59 of Intention to Make Changes and Modifications to Colma Local Improvement District No. 1
9. Motion to Adopt Resolution 2003-60 Directing Making of Amended Reassessment Regarding Certain Reassessments Under Resolution of Intention No. 97-27

Action: On motion of Helen Fisicaro to approve, seconded by Joseph Silva, and carried, the Council approved the Consent Calendar by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera	X				
Ronald J. Maldonado	X				
Philip J. Lum, Jr.	X				
Helen Fisicaro	X				
Joseph Silva	X				
Voting Tally	5	0			

10. Motion to approve Funding for Project Read Literacy Program, FY 2003-04

Council member Fisicaro recommended that the item be run as a pilot for six months.

PUBLIC HEARING

11. **Consider:** Motion to Adopt Resolution Approving Tentative Parcel Map for Unimproved Property near Northeast Corner of El Camino Real & Serramonte Boulevard (APN: 011-341-460, -720, -860, and -870)

Report: Deputy City Planner Andrea Ouse gave a report and recommended that the Council adopt Resolution 2003-61 approving Tentative Parcel Map for Unimproved Property near Northeast Corner of El Camino Real & Serramonte Boulevard (APN: 011-341-460, -720, -860, -870)

Open to public.
No comments
Closed to public.

Action: On motion of Ronald Maldonado to approve, seconded by Joseph Silva, and carried, the Council approved Resolution 2003-61 APPROVING TENTATIVE PARCEL MAP FOR UNIMPROVED PROPERTY NEAR NORTHEAST CORNER OF EL CAMINO REAL & SERRAMONTE BOULEVARD (APN: 011-341-460, -720, -860, -870) by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	x				
Ronald J. Maldonado	x				
Philip J. Lum, Jr.	x				
Helen Fisicaro	x				
Joseph Silva	x				
Voting Tally	5	0			

12. **Consider:** Motion to Introduce Resolution Amending Master Fee Schedule

Report: City Attorney Roger Peters gave a report and recommended that the Council adopt Resolution 2003-62 approving Amendments to Master Fee Schedule

Open to public.
No comments
Closed to public.

Action: On motion of Ronald Maldonado to approve, seconded by Joseph Silva, and carried, the Council approved to introduce ordinance by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	x				
Ronald J. Maldonado	x				
Philip J. Lum, Jr.	x				
Helen Fisicaro	x				
Joseph Silva	x				
Voting Tally	5	0			

Action: On motion of Joseph Silva to approve, seconded by Ronald Maldonado, and carried, the Council approved READING RESOLUTION 2003-62 AMENDING MASTER FEE SCHEDULE BY TITLE ONLY BY THE FOLLOWING VOTE:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	x				
Ronald J. Maldonado	x				
Philip J. Lum, Jr.	x				
Helen Fisicaro	x				
Joseph Silva	x				
Voting Tally	5	0			

13. **Consider:** Motion to Introduce an Ordinance Amending Colma Municipal Code Sections 5.313 and 5.313.1 to Regulate Accessory Buildings in Residential Areas

Report: Deputy City Planner Andrea Ouse gave a report and recommended that the Council move to introduce an Ordinance Amending Colma Municipal Code Sections 5.313 and 5.313.1 to Regulate Accessory Buildings in Residential Areas

Open to public.
Closed to public.

After extensive discussion Council directed Staff to bring the item back to the Council including:

- Set back application to sheds
- Follow through with nuisance abatement
- Limit by square footage
- Portable exemption

14. **Consider:** Re-zoning of Property at 601 F Street and at the northeast corner of El Camino Real and Serramonte Boulevard to “P” Zone.

- (a) Motion to Adopt Resolution 2003-63 Approving Negative Declaration and DeMinimus Findings for Re-Zoning and Purchase of Property at 1199 El Camino Real and for Construction of Police State (APNs 011-241-310, -620, -820 and BARTD Parcel east of APN 011-341-860)
- (b) Motion to Adopt Resolution 2003-64 Approving Negative Declaration on a Proposed Project to Amend the General Plan, Re-Zone the Property at 601 F Street, and Acquire the Subject Property for a City Corporation Yard (APN 006-388-540)
- (c) Motion to Adopt Resolution 2003-65 Amending the General Plan to Add the Public Land Use Designation to Properties at 1199 El Camino Real and 601 F Street.
- (d) Motion to Introduce Ordinance 609 Amending the Colma Municipal Code to Provide for Amendments to the Town of Colma August 2001 Zoning Map.

Report: Deputy City Planner Andrea Ouse gave a report and recommended that the Council approve Motions a-d regarding Re-zoning of Property at 601 F Street and at the northeast corner of El Camino Real and Serramonte Boulevard to “P” Zone.

Open to public.
No comments
Closed to public.

Action: On motion of Ronald Maldonado to approve, seconded by Joseph Silva, and carried, the Council adopted Resolution 2003-63 APPROVING NEGATIVE DECLARATION AND DEMINIMUS FINDINGS FOR RE-ZONING AND PURCHASE OF PROPERTY AT 1199 EL CAMINO REAL AND FOR CONSTRUCTION OF POLICE STATION (APNS 011-241-310, -620, -820 AND BARTD PARCEL EAST OF APN 011-341-860) by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera	x				
Ronald J. Maldonado	x				
Philip J. Lum, Jr.	x				
Helen Fisicaro	x				
Joseph Silva	x				
Voting Tally	5	0			

Action: On motion of Ronald Maldonado to approve, seconded by Philip Lum, and carried, the Council adopted RESOLUTION 2003-64 APPROVING NEGATIVE DECLARATION ON A PROPOSED PROJECT TO AMEND THE GENERAL PLAN, RE-ZONE THE PROPERTY AT 601 F STREET, AND ACQUIRE THE SUBJECT PROPERTY FOR A CITY CORPORATION YARD (APN 006-388-540) by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera	x				
Ronald J. Maldonado	x				
Philip J. Lum, Jr.	x				
Helen Fisicaro	x				
Joseph Silva	x				
Voting Tally	5	0			

Action: On motion of Philip Lum to approve, seconded by Ronald Maldonado, and carried, the Council adopted RESOLUTION 2003-65 AMENDING THE GENERAL PLAN TO ADD THE PUBLIC LAND USE DESIGNATION TO PROPERTIES AT 1199 EL CAMINO REAL AND 601 F STREET by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera	x				
Ronald J. Maldonado	x				
Philip J. Lum, Jr.	x				
Helen Fisicaro	x				
Joseph Silva	x				
Voting Tally	5	0			

Action: On motion of Ronald Maldonado to approve, seconded by Joseph Silva, and carried, the Council approved the INTRODUCTION BY TITLE OF ORDINANCE 609 AMENDING THE COLMA MUNICIPAL CODE TO PROVIDE FOR AMENDMENTS TO THE TOWN OF COLMA AUGUST 2001 ZONING MAP by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera	x				
Ronald J. Maldonado	x				
Philip J. Lum, Jr.	x				
Helen Fisicaro	x				
Joseph Silva	x				
Voting Tally	5	0			

OLD BUSINESS

15. **Consider:** Motion to Adopt Resolution Approving Construction contract with Stevelle Construction Company

Report: City Engineer Rick Mao gave a report and recommended that the Council adopt Resolution 2003-66 Approving Construction contract with Stevelle Construction Company

Open to public.

Resident Mr. Carson commented

Closed to public.

Action: On motion of Ronald Maldonado to approve, seconded by Helen Fiscaro, and carried, the Council adopted Resolution 2003-66 Approving Construction contract with Stevelle Construction Company by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	x				
Ronald J. Maldonado	x				
Philip J. Lum, Jr.	x				
Helen Fiscaro	x				
Joseph Silva	x				
Voting Tally	5	0			

OLD BUSINESS

16. **Consider:** Motion to Reject Bids for Contract to Construct Police Facility

Report: City Engineer Rick Mao gave a report and recommended that the Council reject Bids for Contract to Construct Police Facility

All bids were over budget. The savings gained by a new bid process with tighter criteria will be worth the added expense. Construction expected to begin April 2004.

Action: On motion of Helen Fisicaro to approve, seconded by Joseph Silva, and carried, the Council voted to reject BIDS FOR CONTRACT TO CONSTRUCT POLICE FACILITY by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	X				
Ronald J. Maldonado	X				
Philip J. Lum, Jr.	X				
Helen Fisicaro	X				
Joseph Silva	X				
Voting Tally	5	0			

Mayor Vallerga recognized Mary Brodzin and Dennis Fisicaro in the audience.

Break 9:10 p.m. – 9:20 pm.

NEW BUSINESS

17. **Consider:** Review of Proposed Programs in Update of Housing Element of the Colma General Plan.

Report: Deputy City Planner Andrea Ouse gave a report and recommended that the Council approve a motion of Intent to Tentatively Select Programs to include in Proposed Update of Housing Element and Schedule Public Hearing

Action: On motion of Helen Fisicaro to approve, seconded by Ronald Maldonado, and carried, the Council approved INTENT TO TENTATIVELY SELECT PROGRAMS TO INCLUDE IN PROPOSED UPDATE OF HOUSING ELEMENT AND SCHEDULE PUBLIC HEARING by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	x				
Ronald J. Maldonado	x				
Philip J. Lum, Jr.	x				
Helen Fisicaro	x				
Joseph Silva	x				
Voting Tally	5	0			

Roger Peters, City Attorney presented an introduction on development fees. There was no discussion.

18. **Consider:** Motion to Adopt Resolution Approving Purchase and Sale Agreement with Cypress Abbey Company for Premises at 601 F Street

Report: City Attorney Roger Peters gave a report and recommended that the Council approve a motion to Adopt Resolution 2003-67 Approving Purchase and Sale Agreement with Cypress Abbey Company for Premises at 601 F Street

Action: On motion of Helen Fisicaro to approve, seconded by Joseph Silva, and carried, the Council approved RESOLUTION 2003-67 APPROVING PURCHASE AND SALE AGREEMENT WITH CYPRESS ABBEY COMPANY FOR PREMISES AT 601 F STREET by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera	x				
Ronald J. Maldonado	x				
Philip J. Lum, Jr.	x				
Helen Fisicaro	x				
Joseph Silva	x				
Voting Tally	5	0			

COUNCIL CALENDARING

November 11, 2003 5:30 p.m. "Historical Colma" display at the Daly City Chamber of Commerce

November 24, 2003 7:00 p.m. Special Reorganization Meeting of the Council

REPORTS:

Colma Historical Association member Mary Rodson gave a Treasurer's Report and an update of current events. The move to the new Museum building at 1520 Hillside Boulevard is on Saturday, November 29, 2003.

ADJOURNMENT

The meeting was adjourned at 10:03 p.m. in memory of Katherine Hutton and Robert Simon.

Respectfully Submitted,
Eileen M. Wilkerson

Eileen M. Wilkerson
Human Resources/Administrative Technician

Approved By Colma City Council December 10, 2003